

TIMELINE FOR THE BIDWELL RANCH PROPERTY

Table 1. Summary of Land-use and Project History on Bidwell Ranch, Chico, California.

Date	Activity
Pre - 1840's	Native Americans used the site as a temporary foraging area (Jensen and Associates 1994).
1849	John and Annie Bidwell received ownership of Bidwell Ranch [Mexican land grant – Rancho Arroyo Chico] (BCCER 2006).
Year unknown	The property was deeded to Guy R. Kennedy, a local lawyer who was Annie's nephew (City of Chico 2007).
Year unknown	Property sold to Sam Brown (City of Chico 2007).
Year unknown	After Mr. Brown's death the property passed to his three children, Fletcher, Mary, and Ella Bird. Ella later sold her interests to Mary and her husband Cecil McIntyre (City of Chico 2007). Fletcher Brown and Mary and Cecil McIntyre later sold to the Crocker Development Company (City of Chico 2007).
1982	The Rancho Arroyo specific plan adopted and added to the City's sphere of influence.
1987	The specific plan is amended to 2,994 residential units (JSA 1994a).
1988	Referendum overturns approval.
1991	The new specific plan was then reduced to 1,500 residential units and 14 acres of commercial development and presented to City Council (JSA 1994a).
1994	The revised specific plan and a draft Environmental Impact Report are submitted to the review process. Crocker Development Company is reported to be suffering from bankruptcy. Various vernal pool invertebrates listed under the Endangered Species Act.
1995	BEC approaches the City with a plan to acquire the site, and receives approval from the City Council to collaborate with City staff on seeking funding sources. Create Acquiring Bidwell Ranch: A Status Report and present to the City Council (BEC 2007).
1996	The City begins negotiations to purchase the site.
1997	The City purchased the property from Crocker Development Company for \$7.5 million utilizing predominantly monies from the Sewer Trunkline Capacity Fund (\$5,608,204) and redevelopment funds (\$1,500,000). At that time it was anticipated part of the property might eventually be used to mitigate wetlands impacts from a future airport expansion.
1997	The City purchased the Bidwell Ranch property from Crocker Development Company for \$7.5 million (utilizing funds from the Sewer Trunkline Capacity Fund (\$5,608,204) and redevelopment funds (\$1,500,000)). At that time it was anticipated that part of the property might eventually be utilized to mitigate wetlands impacts from the airport expansion
1998	BEC, Sierra Club, and Stop Bidwell Ranch host tours.
2004	Local citizens and BEC instigates discussions trying to resolve off road vehicle issue (BEC 2007). City responds with improved fencing and signage.
2005	City Council votes to approve a General Plan Amendment and rezones the site from a Planned Mixed Use-Resource Management to Primary Open Space (City of Chico 2005b).
2006	City Council directs staff to examine Environmental Resource Mitigation Bank options. City Council directs staff to solicit proposals to establish a Conservation and Mitigation Bank at Bidwell Ranch (City of Chico 2006). River Partners selected and begins work to prepare a Conservation and Mitigation Bank Agreement Package for Bidwell Ranch (City of Chico 2006).
2007	Consultant (River Partners) begins work on developing options and completing surveys. Public meeting to introduce the project and compilation of site data begins.
2008	Army Corps adopts new Wetland Delineation procedures, River Partners completes new delineation and prospectus. Meetings with advisory group (Citizen Work Group (CWG)). IRT reviews revised MBEI, staff explores additional information.
2010	Multi-Agency Product Delivery Team revises Mitigation Banking Proposal Procedures.

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2012	Update to Council, on the project and anticipated process. Council provided direction to explore 4 main options. CDFW mitigation program collapses and ceases processing of all banks.; the California Department of Fish and Wildlife (CDFW) mitigation-banking program collapsed in early 2012 and did not revive until 2013 with new regulations.
2013	CDFW resumes mitigation program. City hires Consultant (Westerveldt Environmental Services) to review BEI; develop Project Summary, Property Analysis Report, and Economic Analysis (financial pro forma); and provide support for meetings with agencies.
2014	Consultant completes review; Project Summary, Property Analysis Report, and draft Economic Analysis. City meets with USFWS and CDFW several times to discuss bank process and preliminary resources for the bank. details of the bank (crediting, service area, public access).
2015	City meets USFWS and CDFW to discuss additional bank details crediting calculation approaches, service area, and public access. WES completes revised Economic Analysis. Council directs staff to identify City-owned properties. CWG meetings reconvene thru the Bidwell Park and Playground Commission, Natural Resource Committee. Staff develops status report on the project. Staff develops report to Council on findings and next steps (7/7/15).

Source(s): Various City of Chico sources and documents (see reference list).

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Last printed 10/12/2015 2:50 PM